

Pike Township Residents Association
Meeting Minutes 1/12/05

The meeting was called to order at 7:10 pm by Susan Blair.

Quorum verified

Statement of Purpose, Membership Benefits, Reminder to sign in, Annual Meeting in March.

- I. IndyWorks Proposal by Beth White
- II. Board Minutes - September & November tabled until February
- III. Treasurer's Report – Recommendation that dues be increased. Treasury dwindling to \$549.65. Will consider at Annual Meeting
- IV. Announcements
 - 56th Street Widening Project – do we need a committee? City's cavalier attitude re sidewalks and trails. Makes sense to lobby city re: crosswalks. Pat volunteers for committee. Concern by Liberty Creek. Pat and Susan recollection is of an attractive streetscape. Karen T offered to set up a meeting w/DPW, Parks & PTRA. Paul, Sheilda, Ed, Pat and maybe Jacob Ovey.
 - Plat Reports – 3906 W 62nd St – Heritage Development (Faith Knoll) 9.9 acres into 23 lots. Zoned D-3. Hearing Wednesday, 2/9 at 1pm. City county Bld, Rm 26C.
 - 8198 Georgetown approved
 - 8620 W. 82nd approved
 - 8224 W 82nd – Indy Realty Partners – defeated 5-0. Claudio asks Karen if cease operations has been started for code non-compliance? Karen will check on it.
 - 8320 W 86th – Mann Properties – approved
 - Indy Paging Network on 79th St.- withdrew
 - YWCA – withdrew
 - Bestway Disposal – Claudio called & emailed. They are currently in compliance because they hours are Saturday 8-3pm and only offering residential drop off. Susan has faxed the info to Zeff Weiss, Kite Attny, Ike Randolph, Karen T, Claudio and Al Saulzman.
 - Annual Meeting in March. Could use new board members
 - Paul re: EVMS at CVSs. Hearing Tuesday. MCANA has the info they have used to defeat EVMSs. C-4 is also opposed.
 - MCANA will have a “How to Prepare for a Zoning Hearing” seminar on Sat from 9-11am at the North Meridian Christian Church. There is a new survey at the MCANA website. www.mcanaindy.org
 - BP Amoco at 71st & Woodland asked for an administrative hearing with ATC. Date not set yet. B W Renewal – PTRA opposed
 - Email from Susan (attached)
 - Karen – Report any flooding to Mayor's Action Line to help show patterns and see if city needs to take action. Sign ordinance survey will be mailed soon.

- Township Administrators are working on Newsletters. Send info to Karen if you want to be subscribed.

V -Liquor Permits:

Jan. 8th all BW L & Sun Sales at Main Event, 73rd & Shore Terrace
Outback on W. 86th

Joe's Grill 3830 Georgetown

Club Liquors N Michigan

Rock Bottom Brewery – Old Cooker location across from Brebuff. BW & Sun Sales.

VI Land Use Old Business

2004-UV3-048 – 3923 – 4007 N. High School Rd., JRS Paint & Body requests a variance to provide for an automotive paint and body shop. Current zoning C-4. Joe Lockhart and Rob Hines, owners & presenters. Neighbor, Dr. Mandell has consented to petition.

Property has been vacant for 4 years. It sits adjacent to Aamoco Transmission which is zoned C-5. Storage will be in doors, 36,000 Sq. Ft. High Efficiency Paint booth (98% efficient). Air scrubber and Air cleaner within body shop. No open doors, totally enclosed climate controlled. Landscape improvements have already been started. Staff recommends fencing replaced, dumpsters screened and enclosed. Currently zoned C-4 needs variance for use for C-5. The issue is the paint booth's vicinity to homes. There are 4-5 employees, a sticker sign on door. Business sign on existing Aamoco sign. Committing to storage inside only. Committing to variance running with current tenant only. There is an injunction on property until variance is granted. The Comp plan calls for a commercial cluster. Don points out that the C-5 zoning permits outside operations. Staff recommends approval with the following commitments:

1. Outside Storage not permitted
2. Dumpsters enclosed and screened
3. New 6 ft Opaic fence
4. Parking lot striped and resurfaced
5. Landscape plan submitted

Judge Stevens acting as attorney for Mr. Kilmer, one of the property owners nearby pointed out that this building is 63 ½ ft away from residential property. The staff approval is based on Aamoco's Variance. J. Stevens does not feel it is appropriate that close to residential area. C-5 is close to industrial use. J Stevens asks PTRAs to oppose and not support this petition.

Mr. Sterns representing the property owners in the adjacent neighborhood said that he has lived in the Gateway neighborhood in the past and currently manages over 30 properties there. He read a Doctor's note regarding a boy's Asthma being aggravated by paint fumes from a previous business at that location. He pointed out that 5 conditions need to be met for a variance. And one of them is that it is NOT injurious to the general community. This variance is injurious to the community. Sheila moves not to support this variance request. The motion is seconded and carries.

2004-DV1-051, 3445 W. 71st St. Augusta Christian Church. Hearing continued to 3/8. They will present in February.

VII Land Use New Business

2004-ZON-147, 5201 W. 59th St. Davis Homes requests rezoning of 24.6 acres currently zoned D-6II to the D-5 classification to provide for a residential development. Hearing date was continued by PTR A to 2/10. Presenter is Mary Solada who is not present. Ms McKinely (neighbor) is here. Harry Metzler proposed they buy a little bit of his property and change the road. No action taken.

2004-ZON-171, 7102 Marsh Road, Elizabeth Williams presenter. City Center Investments requests a rezoning of 12.27 acres currently zoned SU-1 to the D-6 classification to allow for multi-family residential development. (Townhomes) they want to set a committee meeting with PTR A. The townhomes will average \$170,65-85 units, a variety of 2,3 story homes and ranches. Surrounding homes in Lakeside Woods sales are around \$250-375,000. The proposal is consistent with the revised Comp Plan. 6-7 units per acre located over 12 acres. Joint Continuance until 2/24th agreed upon. Committee: Derrick Gray, Steve Bushman, Kevin D, Pat, Sheila, Jeannette, Eric Huffman (Lakeside Woods) and Kurt Panzer.

Meeting adjourned 9:53pm